

CITY COUNCIL
ATLANTA, GEORGIA

AN ORDINANCE

04-O-1251

BY COUNCILMEMBER IVORY LE YOUNG, JR. Z-04-99

AS AMENDED BY ZONING COMMITTEE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF ATLANTA SO AS TO REZONE PROPERTY IN DIXIE HILLS, HUNTER HILLS, GROVE PARK, CENTER HILL, WEST LAKE, WASHINGTON PARK, ENGLISH AVENUE, VINE CITY, BANKHEAD AVENUE, HARVEL HOMES, URBAN VILLA, PENELOPE NEIGHBORS AND KNIGHT PARK/HOWELL STATION WHICH ARE WHOLLY OR PARTIALLY LOCATED IN COUNCIL DISTRICT 3 FROM R-5 (TWO-FAMILY RESIDENTIAL) TO R4-A (SINGLE-FAMILY RESIDENTIAL); AND FOR OTHER PURPOSES.

WHEREAS, there are numerous parcels of undeveloped land within the Council District 3 that are zoned R-5, a classification which permits the construction of duplexes; and

WHEREAS, many of the undeveloped R-5 parcels are located in neighborhoods which are predominately single-family; and

WHEREAS, there is an increasing demand for new housing construction and development in the City of Atlanta; and

WHEREAS, the residents of Dixie Hills, Hunter Hills, Grove Park, Center Hill, West Lake, Washington Park, English Avenue, Vine City, Bankhead Avenue, Harvel Homes, Urban Villa, Penelope Neighbors and Knight Park/Howell Station which are wholly or partially located in Council District 3 have expressed concern over the effects of the construction of new duplexes in single family neighborhoods; and

WHEREAS, it is in the best interest of the health safety and welfare of the citizens of the City of Atlanta that all reasonable efforts be made to encourage and support the preservation and development of single family neighborhoods; and

WHEREAS, it is *consistent* with the goals of the Comprehensive Development Plan and the intent of this ordinance that those vacant R-5 parcels, which currently allow the construction of duplexes only be developed with single family residences.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA as follows:

SECTION 1: That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the property located within the boundaries of Dixie Hills, Hunter Hills, Grove Park, Center Hill, West Lake, Washington Park, English Avenue, Vine City, Bankhead Avenue, Harvel Homes, Urban



Villa, Penelope Neighbors and Knight Park/Howell Station neighborhoods which are wholly or partially located in Council District 3 are rezoned from R-5 to R-4A,

ALL THAT TRACT or parcel of land lying and being in the boundaries of the neighborhoods of Atlanta City Council District 3 and of Fulton County, Georgia, being more particularly described by the attached map.

SECTION 2: That the boundaries of Council District 3 as set forth in the City Charter shall describe the area to which this rezoning applies.

SECTION 3: That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform to the terms of this ordinance.

SECTION 4: That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed in this instance only.

A true copy,

A handwritten signature in black ink, appearing to read "F. L. M.", is written over the text "A true copy," and "Deputy Clerk".

Deputy Clerk

ADOPTED as amended by Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

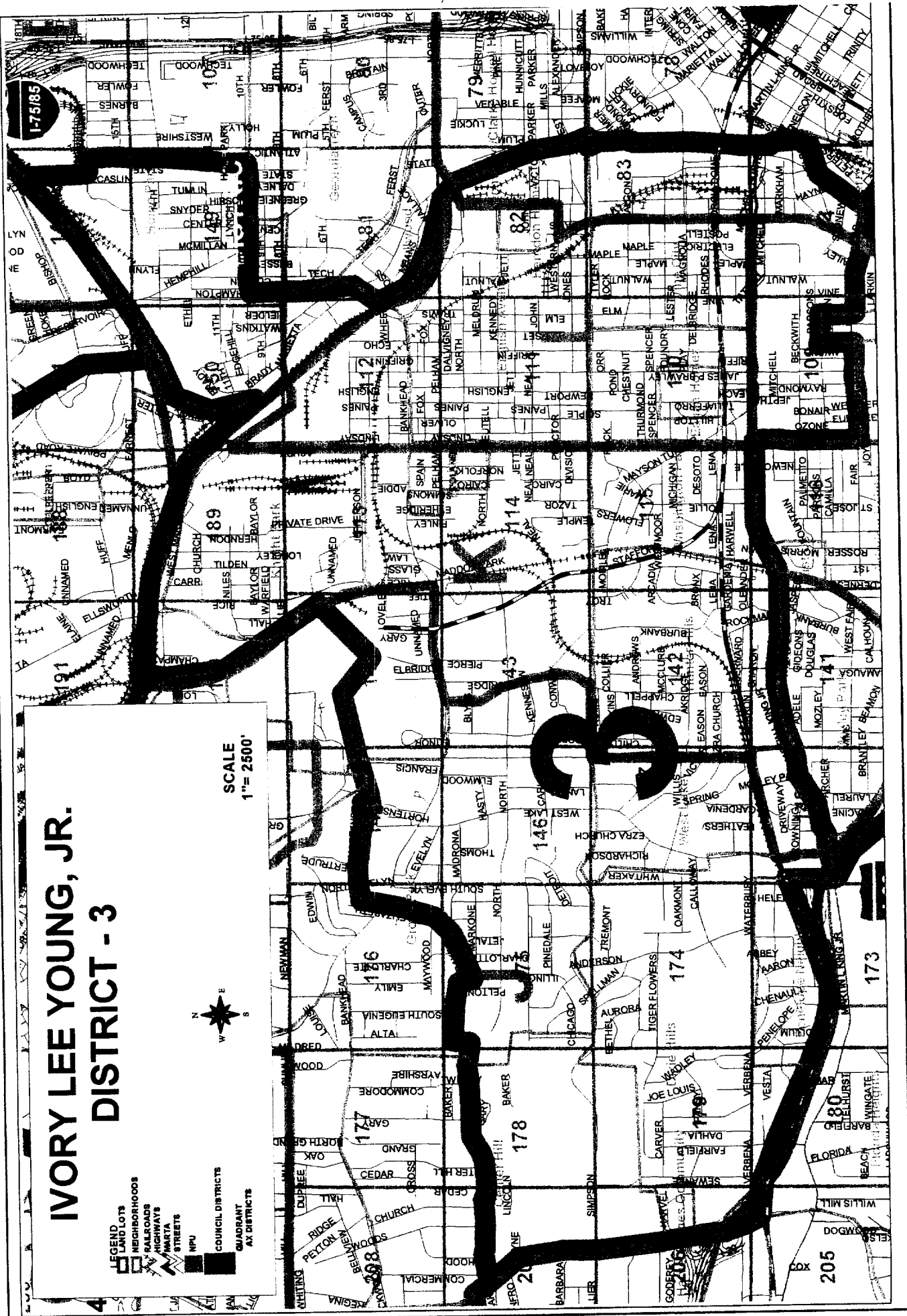
February 7, 2005

February 16, 2005

**IVORY LEE YOUNG, JR.
DISTRICT - 3**

LEGEND
LAND LOTS
NEIGHBORHOODS
RAILROADS
HIGHWAYS
WATER
STREETS
NPU
COUNCIL DISTRICTS
QUADRANT
AX DISTRICTS

SCALE
1" = 2500'



RCS# 6453
2/07/05
3:09 PM

Atlanta City Council

Regular Session

04-O-1251

Z-04-99 REZONE PROPERTIES IN SEVERAL
NEIGHBORHOODS R-5 TO R4-A
ADOPT AS AMEND

YEAS: 14
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 0
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	NV Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

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(Do Not Write Above This Line)

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ADOPTED BY

FEB 07 2005

COUNCIL

AS AMENDED

- ☐ CONSENT REFER
- ☐ REGULAR REPORT REFER
- ☐ ADVERTISE & REFER
- ☐ 1st ADOPT 2nd READ & REFER
- ☒ PERSONAL PAPER REFER

Date Referred 7/6/04

Referred To: Zoning + ZRB

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee _____
Date _____
Chair _____
Referred To _____

Zoning Committee

Feb 2004 Date

[Signature] Chair

[Signature] Action
Fav, Adv, Hold (see rev. side)
Other _____

Members

LeRus Jones

h176 Dewo, ny

New LeRus Jones

Branch of Jones

These will eliminate

7th St Refer to R-5

14-5 minutes

Committee

Zoning Committee

2-8-05 Dates

[Signature] Chair

[Signature] Action
Fav, Adv, Hold (see rev. side)
Other _____

Members

[Signature]

[Signature]

[Signature]

Refer To

Committee

Date

Chair

Action
Fav, Adv, Hold (see rev. side)
Other _____

Members

Refer To

Committee

Date

Chair

Action
Fav, Adv, Hold (see rev. side)
Other _____

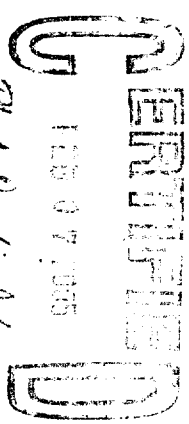
Members

Refer To

- FINAL COUNCIL ACTION
- ☒ 2nd
 - ☐ 1st & 2nd
 - ☐ 3rd
- Readings
- ☐ Consent
 - ☐ V Vote
 - ☒ RC Vote

CERTIFIED

FEB 07 2005



MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

FEB 16 2005

WITHOUT SIGNATURE
BY OPERATION OF LAW